

Our Beautiful Villa In Istria, Croatia

A LUXURIOUS, NEWLY BUILT, 190 SQUARE METRE HOUSE, SET IN A PLOT OF 750 SQUARE METRES WITH PANORAMIC VIEWS ACROSS THE ROLLING CROATIAN COUNTRYSIDE TO THE SEA.

IT HAS ITS OWN POOL TO COOL OFF IN, A LARGE UNDERCOVER SEATING AREA FOR THOSE AL FRESCO MEALS AND NEATLY KEPT GARDENS TO LAZE IN WHILE YOU SOAK UP THE CROATIAN SUN.

THE VILLA HAS BEEN BUILT TO OUR OWN SPECIFICATION AND FURNISHED TO THE HIGHEST OF STANDARDS.



The house was completed in 2007 to an extremely high standard for our own personal use.

It is part of a small exclusive development in a tiny traditional village close enough to civilisation for all your requirements but far enough away to feel as though you have stepped back in time. Fruit, vegetables, eggs, wine and olive oil are all available from the local farmers often delivered on foot to your door.

The ground floor has a large open plan lounge / kitchen with separate laundry room, an **EXCEPTIONAL FORMAL DINING ROOM**, two spacious bedrooms, large bathroom and further WC with walk in shower.

A **BEAUTIFUL OAK STAIRWAY** with an **IMPRESSIVE PICTURE WINDOW**, overlooking the fields and farmland of the Croatian countryside, leads to the second floor where there is a **GRAND MASTER BEDROOM**, en suite bathroom with a large corner bath and an upstairs balcony with a **PANORAMIC VIEW OF THE ADRIATIC COASTLINE**.

The villa is **TASTEFULLY DECORATED** throughout, with long, wide hallways and high vaulted ceilings giving the property a feeling of grandeur and luxury and there are double glazing and air conditioning / heating units in the main rooms.

It is **FURNISHED AND EQUIPPED** to an exceptionally high standard with the added advantage of a **SECURITY SYSTEM, ELECTRIC GATES AND SATELLITE TV**.

Outside there are **WELL KEPT LAWNS** dotted with young trees and flowering shrubs, a large rockery, fashioned from local stone excavated when the swimming pool was dug and a parking area for several cars.

An 8m x 4m **SWIMMING POOL** lies within a surrounding patio area and a **STRIKING ORNAMENTAL FOUNTAIN** stands at the entrance to the property.



The subtle garden lights are designed to illuminate the pool, house and gardens against the night sky to create a truly impressive vista when you return home after an evening in neighbouring Tar or nearby Poreč.

THE PROPERTY

ACCOMMODATION:

MAIN FRONT ENTRANCE approached via a stone paved pathway that runs along side the pool.

ENTRANCE HALL The unusually wide and spacious hallway is fitted with attractive ceramic tiled floors which compliment perfectly the beautiful cherry wood furniture. Two windows to the side, overlooking the garden and pool, flood the whole area with light.



DOWNSTAIRS SHOWER ROOM ceramic tiled flooring with matching $\frac{3}{4}$ tiled walls. Walk in shower, wall mounted WC and wash basin with large bathroom cabinet over. Window to front.

KITCHEN / LOUNGE

This wonderful area has two patio doors leading to the large undercover seating area / patio and three picture windows to the rear overlooking the Croatian farmland and countryside. There is not another house in sight although you will often find the neighbouring cows trying to get your attention!!



The kitchen area is fitted with a full range of quality Italian units that include an unusual corner sink with double drainer, built in electric oven, gas hob and dishwasher. There is also a very large fridge freezer and a separate table and chairs.



The spacious lounge area has a traditional wood burner housed in a stone fireplace and double sliding patio doors leading to the undercover eating area. There is a flat screen TV, DVD and Bose Ipod docking station.

Complete with heating / air conditioning units, luxurious curtains, quality light fittings and comfortable leather suite it is the perfect place to relax.

LAUNDRY ROOM

Here you will find a washer / dryer and storage room for extra drinks and inflatables / games for the garden.

LARGE FORMAL DINING ROOM

This room is truly stunning and the ideal place to enjoy indoor eating. The cherry wood table has more than enough room for six guests and the matching sideboard houses all the glassware you could ever need. With two windows to the side of the house and a door leading directly to the garden.



BEDROOM TWO

A large double room with a window to the side and central ceiling fan. There are mirrored wardrobes with three large drawers.

As with all the windows there are fitted shutters which keep the room cool in the day and dark in the morning so that the rising sun doesn't interfere with your beauty sleep.



BEDROOM THREE

Another good sized double room with a window to the front overlooking the garden and fountain. Again the large mirrored wardrobes provide ample storage space and there are drawers in both the wardrobe unit and in the two bedside cabinets.

BATHROOM

Bedrooms two and three share a large bathroom complete with bath (overhead shower) wall mounted WC, wash hand basin with very large bathroom cabinet and separate free standing storage unit. This bathroom has a window to the side and underfloor heating.



An elegant, oak stairway with wrought iron balustrades leads to the second floor. The enormous window is stylishly dressed with attractive curtains and offers a view across open countryside that will captivate and enthrall you as you make your way to the upstairs lobby, the master bedroom with en suite bathroom and the balcony with panoramic views to the sea.

THE MASTER BEDROOM

A magnificent room with a cherry wood, sleigh style, king size bed and matching wardrobes and dressing table with large mirror.

Because it is the only room on the second floor it allows the owners total privacy.

The high ceilings, ceramic floors and air conditioning ensure that the room is always delightfully cool in the heat of the summer and the colourful rug and heater guarantee that it is cosy in the cooler months.

There is a window to the side and a door to an en suite bathroom whilst the secluded balcony is only a short step away.



EN SUITE BATHROOM

A large fully tiled room with a corner bath (shower over) a wall mounted WC and a wash hand basin with double sized bathroom cabinet.

The obscured windows to side and rear make certain that the room is always bright and airy and a joy to use.



THE UPSTAIRS BALCONY



The totally private and secluded upstairs balcony is an absolute delight and the perfect place to unwind with a gin and tonic after a hectic day around the pool.

There are breathtaking views to the sea across miles of Croatian countryside dotted with church spires and idyllic villages – a truly picture postcard scene.

There is comfortable seating for up to four people.

Its protective roof not only shades you from the sun but also allows you to enjoy the space when the weather is more inclement.

THE POOL AND GARDENS

The 8m by 4m pool is set in a paved patio area surrounded by lawns. It comes complete with summer and winter covers.

The corner steps are safe and easy to use.



The undercover eating area is a great place to enjoy al fresco dining whether it be a takeaway from nearby Tar, a meal prepared in the luxury kitchen or a bar b q cooked alongside the patio.



There is a large table and seating for 6.

FIXTURES AND FITTINGS

The house is fully furnished throughout with elegant and tasteful furniture. It is also fully equipped.

There are plentiful amounts of china, glassware, serving dishes and cutlery and many extras such as a fondue set, an electric slicer and a juicer.

There are many indoor and outdoor games and inflatables for the pool.

Nearby Tar has a variety of shops and restaurants. Slightly further away is the bustling resort of Porec. In the house you will find details of our favourite restaurants and days out. Many of the locals know us so you will always be assured of a warm welcome.

The house caretaker and cleaner lives in the village and speaks perfect English. She is delightful and always ready to help with any problems you may have.

Our beautiful home is not available for commercial rent and is only available as a house swap through [home for exchange](#) or to friends, family and people introduced to us personally through them or the exchange programme.

When it is not a house swap we charge a nominal fee to cover our cost of £400.00 per week.

If you are interested or would like any more details please call us on 01406 372686 (International +441406 372686)
